



September 13, 2016

Development Review Committee  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

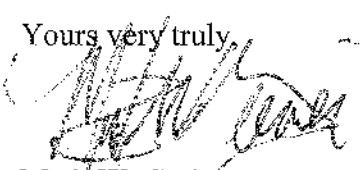
Re: Request to Extend Plat Approval for Dwan Bluff

Ladies and Gentlemen:

Our office represents Raptor Properties, LLC, the fee owner of the property described in the preliminary plat of Dwan Bluff which was approved by the City Council on October 13, 2014. Enclosed is an Application on behalf of the owner and occupant requesting an extension of the City Council's approval of the preliminary plat for an additional year, together with a check in the amount of \$150.00 in payment of your fee, and a copy of the preliminary plat as it was approved by the City Council.

As you know, there are neighborhood concerns about access to the property. The owner requests an extension of the preliminary plat approval for one year so that the owner may continue to resolve these issues.

Yours very truly,



Mark W. Greiner  
CEO / President Raptor Properties, LLC  
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MWG/BAO/tlk  
Enclosures

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September 19, 2016

Mr. Mike Centinario  
Development Review Committee  
City of Bloomington  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Re: Request to Extend Plat Approval for Dwan Bluff

Dear Mr. Centinario:

This letter is in response to the City's request for additional detail explaining why we are seeking extension of the City's approval of the plat for Dwan Bluffs. As you may know, Raptor Properties, LLC acquired the property in January of 2015. At the time that Raptor purchased the property, the plat for Dwan Bluffs had already been approved by the City. We understand that at the time of the original approval there were some neighborhood concerns about access to the development, and Raptor is in the process of considering various options for the development.

Raptor is working with investors on putting together a financing package for the development of the property. Raptor sees value in this project and determined its purchase price for the acquisition with the plat in mind. Unfortunately, it has taken longer than expected to get financing and investors in place. We expect to work through the details and make this determination within the next four to six months.

Yours very truly,



Mark W. Greiner  
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